

2021-002562

Klamath County, Oregon

02/19/2021 03:41:01 PM

Fee: \$82.00

WHEN RECORDED MAIL TO / SEND
FUTURE TAX STATEMENTS TO:

Weihsang Yuan
432 Stoneman St
Apt 6
Bethlehem, PA 18015

SPECIAL WARRANTY
DEED

THE GRANTORS, APXN Property LLC, a Nevada limited liability company, for and in consideration of One Dollar (\$1.00) grants, bargains, sells, conveys to the GRANTEE, Weihsang Yuan, with a tax mailing address of 432 Stoneman St., Apt 6, Bethlehem, PA 18015, the following described real estate situated in the County of Klamath, State of Oregon.

Block 61, Lot 13, of the 5th Addition: to NIMROD RIVER PARK, as shown on the map thereof as recorded in the Official Records, Klamath, Oregon.
APN: R-3611-001B0-01000-000

SUBJECT TO: Current taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record, and applicable oil, gas and mineral reservation the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same.

EXECUTED this 12 day of FEBRUARY, 20 21.

APXN PROPERTY LLC, a Nevada limited liability company

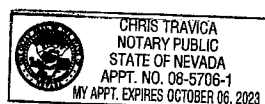
By: [Signature]
Daniel Hare, Manager

STATE OF NEVADA

COUNTY OF CLARK, ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came APXN Property LLC, a Nevada limited liability company, by Daniel Hare, its Manager, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on the date written above, this 12 day of February, 20 21.



[Signature]
Notary Public